

August 5, 2013

West Des Moines City Council Proceedings
Monday, August 5, 2013

Mayor Steven K. Gaer opened the regularly scheduled meeting of the City Council of West Des Moines, Iowa, in the Council Chambers of the West Des Moines City Hall on Monday, August 5, 2013 at 5:31 PM. Council members present were: J. Mickelson, K. Trevillyan, and R. Trimble.

On Item 1. Agenda. It was moved by Trevillyan, second by Trimble to approve the agenda as presented.

Vote 13-286: Mickelson, Trevillyan, Trimble...3 yes
Motion carried.

Council member Sandager arrived at 5:33 p.m. The attendance was re-taken. Council members present were: J. Mickelson, J. Sandager, K. Trevillyan, and R. Trimble.

On Item 2. Public Forum:

Jim Miller, Executive Director of the Historic Valley Junction Foundation, provided an update on the RAGBRAI festivities held in Valley Junction on July 23rd, and thanked the City for its support of the event.

Kevin Porter, who is building a house at 7410 Aspen Drive, requested Council support for his request to put up a solid privacy fence on the property.

The Mayor and Council expressed support for Mr. Porter's request and directed staff to bring the request to the Council for formal consideration at an upcoming Council meeting.

On Item 3. Council/Manager/Other Entities Reports:

Council member Trevillyan reported he attended the groundbreaking ceremony for Polk County's Westside Community Center at 134 6th Street on August 1st. He also reported he will help organize a car show in conjunction with Illumifest next month.

Council member Trimble reported he attended the Public Safety Subcommittee meeting, the groundbreaking ceremony for Polk County's Westside Community Center, and the ice cream social at Willow Springs Park.

Council member Mickelson reported he attended the Public Safety Subcommittee meeting, where discussion was held on the potential removal of the emergency call boxes in Raccoon River Park, due to the increased prevalence of cell phones and the high number of false alarms generated by the emergency call boxes.

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City Manager Greg Sparks introduced the newly-hired Human Services Director, Althea Holcomb.

On Item 4. Consent Agenda.

Council members pulled Items 4(c)3, 4(i), 4(k), and 4(n) for discussion. It was moved by Sandager, second by Trimble to approve the consent agenda as amended.

- a. Approval of Minutes of July 22, 2013 Meeting
- b. Approval of Bill Lists
- c. Approval of Liquor Licenses:
 - 1. Euro Latino West, Inc., d/b/a 5 de Mayo West Mexican Restaurant, 5014 EP True Parkway - Class LC Liquor License with Sunday Sales - New
 - 2. Barcode Clubs, LLC, d/b/a Billy Joe's, 1701 25th Street - Temporary Expanded Outdoor Service Area to be added to Existing Class LC Liquor License with Outdoor Service Privileges (Effective August 10-11, 2013) - New
 - 4. Casey's Marketing Company, d/b/a Casey's General Store #2150, 2125 Grand Avenue - Class BC Beer Permit with Sunday Sales - Renewal
 - 5. Chocolate Storybook Too, d/b/a Chocolate Storybook, 1000 Grand Avenue - Class WB Wine Permit with Sunday Sales - Renewal
 - 6. Butterface, LLC, d/b/a The Keg Stand, 3530 Westown Parkway - Temporary Expanded Outdoor Service Area to be added to Existing Class LC Liquor License with Outdoor Service Privileges (Effective August 17-18, 2013) - New
 - 7. Kum & Go, LC d/b/a Kum & Go #576, 3501 EP True Parkway - Class LE Liquor License with Carryout Beer, Carryout Wine, and Sunday Sales - New
 - 8. Tea Time Two, LLC, d/b/a Wines of Iowa, 411 Railroad Place - Class B Native Wine Permit with Sunday Sales - Renewal
- d. Approval of Extended Sound Permits:
 - 1. Billy Joe's Outdoor Music Event: August 10, 2013
 - 2. The Keg Stand Outdoor Band Concert: August 17, 2013
- e. Approval to Sell Surplus City Equipment
- f. Approval to Purchase ISELINK Scheduling Software
- g. Order Construction:
 - 1. 2013 Southwoods Park Sidewalk and 92nd Street Trail Project
 - 2. 2013 Parking Lot HMA Resurfacing
- h. Accepting Work - Historic City Hall Site Improvements
- j. Approval and Acceptance of Non Interference Agreement - New Cingular Wireless, PCS, LL (AT&T) - 1025 Ashworth Road
- l. Approval of Deferral of Site Plan Nonconformities - Roy's Towing and Recovery, 155 South 13th Street
- m. Approval of License Agreement - Holder Construction

Vote 13-287: Mickelson, Sandager, Trevillyan, Trimble...4 yes

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Motion carried.

On Item 4(c)3 Approval of Liquor License - Café Su, Inc. d/b/a Café Su, 225 5th Street - Class LC Liquor License with Carryout Wine and Sunday Sales - New

Council member Sandager stated he is excited that Café Su is coming back to Valley Junction.

It was moved by Sandager, second by Trevillyan to approve Item 4(c)3 Approval of Liquor License - Café Su, Inc. d/b/a Café Su, 225 5th Street - Class LC Liquor License with Carryout Wine and Sunday Sales - New.

Vote 13-288: Mickelson, Sandager, Trevillyan, Trimble...4 yes
Motion carried.

On Item 4(i) Approval of Grant Application - Traffic Safety Improvement Program

Council member Trimble expressed appreciation to Transportation Engineer Jim Dickinson for his efforts in seeking various grant funds, because he believes traffic flow in the city can be an issue, and he feels the flashing yellow arrows are very helpful.

It was moved by Trimble, second by Sandager to approve Item 4(i) Approval of Grant Application - Traffic Safety Improvement Program.

Vote 13-289: Mickelson, Sandager, Trevillyan, Trimble...4 yes
Motion carried.

On Item 4(k) Approval of Professional Services Agreement - 39th Street (north of EP True Parkway) Paving Project

Council member Trimble inquired if funds have already been allocated for the construction of this project.

City Manager Greg Sparks responded the funds for the construction have been allocated in the 2014-2015 CIP.

Council member Trimble stated he has heard from residents that have concerns about vehicles speeding on 39th Street once it is paved, so he has requested that Police Chief Shaun LaDue come up with a plan to be proactive in addressing that matter.

It was moved by Trimble, second by Sandager to approve Item 4(k) Approval of Professional Services Agreement - 39th Street (north of EP True Parkway) Paving Project.

Vote 13-290: Mickelson, Sandager, Trevillyan, Trimble...4 yes

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Motion carried.

On Item 4(n) Approval of Proclamation Recognizing “Liang Chow Day” - August 8, 2013

Mayor Gaer stated a proclamation was approved last year declaring August 8th each year as “Liang Chow Day”, but he wanted to have another proclamation to recognize him again this year. He expressed his appreciation to Coach Chow and his wife, Li, for their past and continuing contributions to the city.

It was moved by Sandager, second by Trimble to approve Item 4(n) Approval of Proclamation Recognizing “Liang Chow Day” - August 8, 2013.

Vote 13-291: Mickelson, Sandager, Trevillyan, Trimble...4 yes
Motion carried.

On Item 5(a) Maple Grove West PUD, east of 90th Street and south of the Union Pacific Railroad - Amend the PUD and PUD Sketch Plan to Increase the Size of Parcel A for Development of Single Family Residential Dwellings, initiated by Triple T Development

It was moved by Trimble, second by Trevillyan to consider the second reading of the ordinance.

Vote 13-292: Mickelson, Sandager, Trevillyan, Trimble...4 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Trimble, second by Trevillyan to approve the second reading of the ordinance.

Vote 13-293: Mickelson, Sandager, Trevillyan, Trimble...4 yes
Motion carried.

It was moved by Trimble, second by Trevillyan to waive the third reading and adopt the ordinance in final form.

Vote 13-294: Mickelson, Sandager, Trevillyan, Trimble...4 yes
Motion carried.

On Item 5(b) Lincoln Street Park, generally located at the 300 Block of Lincoln Street - Amend the Planned Unit Development Setback Requirements, initiated by the City of West Des Moines

It was moved by Trevillyan, second by Sandager to consider the second reading of the ordinance.

Vote 13-295: Mickelson, Sandager, Trevillyan, Trimble...4 yes

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Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Trevillyan, second by Sandager to approve the second reading of the ordinance.

Vote 13-296: Mickelson, Sandager, Trevillyan, Trimble...4 yes

Motion carried.

It was moved by Trevillyan, second by Sandager to waive the third reading and adopt the ordinance in final form.

Vote 13-297: Mickelson, Sandager, Trevillyan, Trimble...4 yes

Motion carried.

On Item 5(c) Issuance of \$4,495,000 General Obligation Bonds, initiated by the City of West Des Moines

It was moved by Sandager, second by Trimble to adopt Resolution - Appoint Registrar and Paying Agent, Motion - Approval of Tax Exemption Certificate, Motion - Approval of Continuing Disclosure Certificate, and Resolution - Authorizing the Issuance.

Vote 13-298: Mickelson, Sandager, Trevillyan, Trimble...4 yes

Motion carried.

On Item 6(a) Mayor Gaer indicated this was the time and place for a public hearing to consider Maple Grove North PUD/Hawthorne Plaza Phase II, southwest corner of 92nd Street and University Avenue - Amend the Planned Unit Development for a Drive-Thru Use, a Change in Signage Allowance, and Change Buffer Requirements; Plat Property into 1 Lot for Commercial Development and Construction of a Commercial Building with a Drive-Thru, initiated by Maple Grove Commercial, LLC/Hawthorne Plaza, LLC. He asked for the date the notice was published and the City Clerk indicated the notice was published on July 19, 2013 in the Des Moines Register. Mayor Gaer asked if any written comments had been received. The City Clerk stated on a vote of 4-0, with three members absent, the Plan and Zoning Commission recommended City Council approval of the rezoning request, preliminary plat, and site plan.

Mayor Gaer asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by Trimble, second by Sandager to consider the first reading of the ordinance.

Vote 13-299: Mickelson, Sandager, Trevillyan, Trimble...4 yes

Motion carried.

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The City Clerk read the preamble to the ordinance.

It was moved by Trimble, second by Sandager to approve the first reading of the ordinance.

Vote 13-300: Mickelson, Sandager, Trevillyan, Trimble...4 yes
Motion carried.

It was moved by Trimble, second by Sandager to adopt Resolution - Approval of Preliminary Plat/Site Plan.

Vote 13-301: Mickelson, Sandager, Trevillyan, Trimble...4 yes
Motion carried.

On Item 6(b) Mayor Gaer stated staff has requested the Public Hearing to be continued for Public Safety Station 19, 8055 Mills Civic Parkway - Amend the Current Specific Plan to Increase the Approved Communications Tower Height from 75 Feet to 180 Feet Tall and Approve Construction of a Tower in Two Phases and Add Related Ground Equipment, initiated by the City of West Des Moines.

It was moved by Trevillyan, second by Trimble to approve Motion - Continue Public Hearing to September 3, 2013.

Vote 13-302: Mickelson, Sandager, Trevillyan, Trimble...4 yes
Motion carried.

On Item 6(c) Mayor Gaer indicated this was the time and place for a public hearing to consider Amendment to City Code - Title 7 (Public Ways and Property), Chapter 1 (Streets, Sidewalks, and Alleys), Section 8D (Official Street Name Map) - Change the Name of Roadways Located South of the Raccoon River, initiated by the City of West Des Moines. He asked for the date the notice was published and the City Clerk indicated the notice was published on July 24, 2013 in the Des Moines Register. Mayor Gaer asked if any written comments had been received. The City Clerk stated none had been received.

Mayor Gaer asked if there were any public comments.

James Patten, 1471 Army Post Road, spoke in opposition to the proposed readdressing, citing concerns about the potential impacts on mail delivery and GPS systems. He stated he experienced issues for several years after a previous readdressing that affected his property. He suggested a possible solution to help public safety personnel locate addresses could be a change in the dispatch software.

Jim Fredregill, 2930 Maffitt Lake Road, spoke in opposition to the proposed readdressing, citing concerns that the readdressing could cause confusion. He also stated the "SE" prefix doesn't

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make sense for West Des Moines, because it is on the west side of the Des Moines metro. He stated he understands the reason for the proposed readdressing is to assist public safety personnel in locating addresses south of the Raccoon River, but he believes it is the responsibility of the emergency personnel to know where every address is and how to navigate to it.

Keith Acheson, 1609 Army Post Road, spoke in opposition to the proposed readdressing, citing concerns that the proposed “SE” prefix will create confusion for wayfinding and GPS systems.

Don Jordahl, 2110 Army Post Road, spoke in opposition to the proposed readdressing, because he wants his street name to remain “Army Post Road” with no prefix.

Lee Fisher, 1515 Army Post Road, spoke in opposition to the proposed readdressing, citing concerns that it is already difficult enough for people to find his address and the renaming will make it even worse.

Troy Zeleznik, 2512 Meadow Lane, spoke in opposition to the proposed readdressing, citing concerns that the proposed “SE” prefix runs counter to every other city’s addressing scheme in the area, and it can cause confusion for people trying to navigate through the city. He noted the street numbering in the “SE” quadrant will still decrease heading east as one travels towards the eastern boundary of the city, while people would typically expect decreasing numbers to indicate one is heading towards the center of the city. He requested the Council reconsider the proposed “SE” prefix.

Don Marean, 1910 South 9th Lane, spoke in opposition to the proposed readdressing, stating he doesn’t see any sense in adding a “SE” prefix to Browns Woods Drive, since there is no other street in the area with that name. He stated he does not see the benefit to the proposed readdressing.

Mayor Gaer asked if there were any additional public comments; hearing none he declared the public hearing closed.

Lynne Twedt, Addressing Administrator, reported the reason for the proposed readdressing is to assist public safety personnel in quickly locating addresses south of the Raccoon River. She noted there is a lot of growth projected for that area in future years, and there are currently only three river crossings available; therefore, the “SW” or “SE” prefix would allow public safety personnel to quickly identify an address as south of the river and help them to discern which route to take.

Jeff Dumermuth, Chief of EMS/Westcom, responded to questions from the Council, stating that public safety crews need to know as soon as they roll out which direction they need to go. He explained that they do have public safety type GPS systems in their vehicles that help direct them where to go, but due to occasional connectivity disruptions, the GPS is not guaranteed to always be available.

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Council member Trevillyan inquired why it is so difficult for public safety personnel to know which addresses are south of the Raccoon River.

Ms. Twedt responded the Raccoon River does not run true east-west. Since it meanders at an angle, the block number that it runs through varies from one point along the river to another.

Council member Sandager expressed agreement with Mr. Zeleznik's point that the numbering of addresses in the proposed "SE" quadrant would be counterintuitive. He noted that the problem isn't with the addresses themselves, but rather it seems to be with the technology failing.

James Patten, 1471 Army Post Road, stated the area north of the river is also due to expand to the west, so why wouldn't the City apply the same logic of the quadrant system to that area as well? He also stated that even though the proposed readdressing has been vetted by the Public Safety Subcommittee, this is the public's first opportunity to give input. He noted that as the area south of the Raccoon River expands, fire stations will be built in that area, and the personnel out of those stations will become familiar with the streets and addresses within their territory.

Jim Fredregill, 2930 Maffitt Lake Road, reiterated he believes the dispatcher should be able to identify the address and direct the public safety personnel if they need to go south of the Raccoon River and by which crossing.

Council member Sandager inquired if the proposed readdressing will help response times.

Chief Dumermuth responded it was the consensus of the public safety group that it will help personnel know immediately which direction to go for addresses south of the Raccoon River.

Council member Trimble inquired if there are any special timing requirements on this.

Ms. Twedt responded staff's intention is to get it implemented as soon as possible before additional development occurs so negative impact(s) can be minimized and so people can start being trained on the new addressing system. She stated staff was ideally hoping for an effective date of September 1st, but that can be pushed back.

Council member Trimble noted the residents will have one or two more chances to comment on this matter, since tonight will only be the first reading of the Ordinance.

It was moved by Trimble, second by Mickelson to consider the first reading of the ordinance.

Council member Sandager stated he understands the intention being for public safety personnel to easily identify addresses as north or south of the Raccoon River, but he still questions the "SW" and "SE" quadrants, since everything in both quadrants will be southwest of the zero-point at 1st Street and Railroad Avenue. He suggested simply adding the "SW" prefix to all addresses south of the Raccoon River.

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Ms. Twedt stated the “SW” and “SE” prefixes would be beneficial because they would help orient public safety personnel as to which bridge they need to cross.

Council member Trevillyan inquired how many instances have occurred when a public safety crew responding to a call south of the Raccoon River did not know they needed to go south of the river.

Chief Dumermuth stated he doesn’t know, but he will research that information and provide it to the Council.

Council member Trimble inquired if Chief Dumermuth feels the proposed readdressing would make the residents safer.

Chief Dumermuth responded he thinks it assures personnel are heading in the right direction and gives responders time to better establish their routes.

Council member Trevillyan stated he thinks dispatch personnel can be trained to better direct public safety personnel.

Council member Sandager stated that due to his questions about the implementation, he is not going to support the first reading of the Ordinance tonight.

Council member Trimble stated that due to the vetting and approval of public safety staff and their opinion that it will improve public safety, he is supporting the first reading of the Ordinance tonight. He also noted that with Council member Sandager’s intention to vote against it, there is now a guarantee of two more readings after tonight.

Mayor Gaer stated it might be a better use of time to set up a meeting for staff to meet with the residents during a non-Council meeting to have additional dialogue. We want to figure this out. If the first reading passes tonight, we’ll have another month before the third reading. He suggested setting up a meeting with staff, the public safety people, and the concerned residents, and get them all in a room and everybody goes through their questions, get maps out, and talk through the details.

Council member Trimble noted since the matter is not time-sensitive, the item could be continued.

Council member Trimble amended his previous motion and made a motion to continue Item 6(c), second by Mickelson.

Mayor Gaer requested staff put out a sheet for residents to provide their contact information so they can be informed of the meeting once it has been scheduled.

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Vote 13-303: Mickelson, Sandager, Trevillyan, Trimble...4 yes
Motion carried.

On Item 6(d) Mayor Gaer indicated this was the time and place for a public hearing to consider Amendment to City Code - Various Sections within Title 7 (Public Ways and Property), Title 8 (Building Regulations), Title 9 (Zoning), and Title 10 (Subdivision Regulations) - Amend City Code to Modify or Delete Referenced Sections to Bring Consistency Between City Code and the West Des Moines Roadway Naming and Addressing Guidelines, initiated by the City of West Des Moines. He asked for the date the notice was published and the City Clerk indicated the notice was published on July 24, 2013 in the Des Moines Register. Mayor Gaer asked if any written comments had been received. The City Clerk stated on a vote of 4-0, with three members absent, the Plan and Zoning Commission recommended City Council approval of the Amendment to City Code.

Mayor Gaer asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by Sandager, second by Mickelson to consider the first reading of the ordinance.

Vote 13-304: Mickelson, Sandager, Trevillyan, Trimble...4 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Sandager, second by Trevillyan to approve the first reading of the ordinance.

Vote 13-305: Mickelson, Sandager, Trevillyan, Trimble...4 yes
Motion carried.

On Item 6(e) Mayor Gaer indicated this was the time and place for a public hearing to consider Fire/EMS Station #17 Masonry and Window Replacement, initiated by the City of West Des Moines. He asked for the date the notice was published and the City Clerk indicated the notice was published on July 26, 2013 in the Des Moines Register. Mayor Gaer asked if any written comments had been received. The City Clerk stated none had been received.

Mayor Gaer asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by Sandager, second by Trimble to adopt Resolution - Approval of Plans and Specifications, Motion to Receive and File Report of Bids, and Resolution - Award Contract to Brocon Services, LLC with Alternate 1.

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Council member Trevillyan expressed his desire that these improvements fix the problem for good so it doesn't need to be revisited again in the future.

Linda Schemmel, Planner, stated staff has done everything they can to ensure this will be the best practices for replacing it.

Vote 13-306: Mickelson, Sandager, Trevillyan, Trimble...4 yes
Motion carried.

On Item 6(f) Mayor Gaer indicated this was the time and place for a public hearing to consider Jordan Creek Trail - South 19th Street to Grand Avenue, initiated by the City of West Des Moines. He asked for the date the notice was published and the City Clerk indicated the notice was published on July 26, 2013 in the Des Moines Register. Mayor Gaer asked if any written comments had been received. The City Clerk stated none had been received.

Mayor Gaer asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by Trimble, second by Trevillyan to adopt Resolution - Approval of Plans and Specifications, Motion to Receive and File Report of Bids, and Resolution - Award Contract to Grimes Asphalt and Paving and Approval of Change Order #1 in the amount of a \$13,934.65 deduction.

Vote 13-307: Mickelson, Sandager, Trevillyan, Trimble...4 yes
Motion carried.

On Item 6(g) Mayor Gaer indicated this was the time and place for a public hearing to consider Valley Junction Walkway Lighting Improvements, Phase 3, initiated by the City of West Des Moines. He asked for the date the notice was published and the City Clerk indicated the notice was published on July 26, 2013 in the Des Moines Register. Mayor Gaer asked if any written comments had been received. The City Clerk stated none had been received.

Mayor Gaer asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by Sandager, second by Trimble to adopt Resolution - Approval of Plans and Specifications, Motion to Receive and File Report of Bids, and Resolution - Award Contract to Iowa Signal.

Council member Trimble inquired if this is the last phase of the project.

Linda Schemmel, Planner, responded this phase will complete all the walkway lighting except for Alternate #1, along the north side of Railroad Place. She stated staff had anticipated STP

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funding for that section, and if that funding comes available, they will try to incorporate that work into this phase.

Vote 13-308: Mickelson, Sandager, Trevillyan, Trimble...4 yes
Motion carried.

On Item 7(a) Woodland Hills Elementary Plat 1, 1120 South 95th Street - Approval of a Final Plat to Create 1 Lot, initiated by the Waukee Community School District

It was moved by Trevillyan, second by Sandager to adopt Resolution - Acceptance of Public Improvements and Approval and Release of Final Plat, subject to the applicant complying with all applicable City Code requirements and the following conditions of approval:

1. The applicant will be responsible for the construction of street improvements on Stagecoach Drive to accommodate turn needs into the school. Said improvements shall begin at a point 595' from the centerline of South 93rd Street and transition to a 3-lane section extending west to South 95th Street. Said improvements shall be constructed within two (2) years of date of site plan approval unless otherwise approved by Council; and,
2. The applicant agreeing that should traffic from the school spill over onto South 95th Street and impede thru traffic and/or emergency access, the applicant will be required to modify and/or implement operational measures and provide improvements to the site and or South 95th Street as necessary to remedy the traffic problem. Said improvements shall be implemented upon notification from the city of problems and shall be completed in a manner and timeframe that is mutually acceptable to both the school and city.

Vote 13-309: Mickelson, Sandager, Trevillyan, Trimble...4 yes
Motion carried.

On Item 7(b) West Des Moines Public Service Plat 1, southwest corner of South 88th Street and Grand Avenue - Approval of a Final Plat to Create 2 Lots and 1 Outlot for Future Development, initiated by the City of West Des Moines

It was moved by Sandager, second by Trevillyan to adopt Resolution - Approval and Release of Final Plat, subject to the applicant complying with all applicable City Code requirements and the following conditions of approval:

1. The Council deferring the installation of public improvements associated with the property subject of this plat until such time that development of the property occurs.

Vote 13-310: Mickelson, Sandager, Trevillyan, Trimble...4 yes
Motion carried.

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On Item 7(c) Amended Whisper Ridge, generally located north and south of the intersection of Bridgewood Boulevard and future 91st Street - Approval of a Preliminary Plat to Create 84 Residential Lots, 10 Street Lots and 6 Outlots, initiated by Hidden Creek, LLC

It was moved by Trimble, second by Sandager to adopt Resolution - Approval of Preliminary Plat, subject to the applicant complying with all applicable City Code requirements and the following conditions of approval:

1. The applicant receiving City Council approval of an associated final plat and recording such with the County prior to issuance of a building permit for any lot within the subject plat;
2. Applicant receiving approval of all necessary public improvement construction plans prior to construction or installation of any public improvements. Applicant acknowledging that required public improvements must be constructed and accepted by the City prior to issuance of any occupancy permits, including temporary occupancy permits;
3. Prior to issuance of any building permits, including footing and foundation permits, the applicant providing to the satisfaction of the City, adequate primary and secondary accesses for emergency services responses;
4. Prior to approval and release for recordation of the Final Plat for the southern portion of the development (indicated as Plat 3), the applicant constructing or providing surety for the construction of Bridgewood Boulevard and associated appurtenances from S. 91st Street to the western plat boundary;
5. In conjunction with improvements to Coachlight Drive (Rockwood Lane) or prior to approval and release for recordation of the Final Plat for the multi-family parcel located at the southwestern corner of S. 88th Street and Bridgewood Boulevard, whichever occurs first, the applicant shall construct or provide surety for three lanes of S. 88th Street and associated appurtenances from Coachlight Drive north to the existing improved roadway;
6. Prior to approval and release for recordation of the first Final Plat associated with the property (Plat 2), the applicant executing an Agreement and Waiver agreeing to the applicant's participation in the assessment for the acquisition and construction of Coachlight Drive from S 88th Street to the western plat boundary; and,
7. The applicant receiving a waiver to allow the placement of public utility easements in the front yard of Lots 7 through 22 and lots 66 through 84.

Vote 13-311: Mickelson, Sandager, Trevillyan, Trimble...4 yes
Motion carried.

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On Item 7(d) CHI Valley Station, 313 and 319 Lincoln Street - Construction of two 26-unit Senior Apartment Buildings, initiated by Community Housing Initiatives

It was moved by Sandager, second by Trimble to adopt Resolution - Approval of Site Plan, subject to the applicant complying with all applicable City Code requirements and the following conditions of approval:

1. Prior to initiating any grading or construction activity on the site, the applicant providing written confirmation to the Building Division that if necessary a current National Pollutant Discharge Elimination System (NPDES) Permit has been obtained from the Iowa Department of Natural Resources (IDNR);
2. The applicant providing finalized site plan drawings that address the Public ROW Accessibility Guidelines (PROWAG) design requirements for the public sidewalks and adequately accommodates the future driveway connections to their shared access drives, prior to final approval of the Site Plan and issuance of any building permits.
3. The applicant providing more details regarding lighting for the site and assurance or demonstration through a photometric plan that glare and spill over to neighboring properties will not occur, prior to final approval of the Site Plan and issuance of any building permits.
4. The applicant providing a Storm Water Pollution Plan, prior to final approval of the Site Plan and issuance of any building permits.
5. The applicant providing an executed maintenance easement agreement and maintenance covenant, prior to final approval of the Site Plan and issuance of any building permits.
6. The applicant providing an executed Parkland Dedication Agreement, prior to final approval of the Site Plan and issuance of any building permits.
7. The City Council allowing 10 feet of the required buffer area from the Meals from the Heartland site (SP-2013-004) buffer to be located on this property, in accord with the approval of the Meals from the Heartland Site Plan, and to waive the landscape requirements for the this buffer for CHI Valley Station.
8. The applicant providing final plans and documents which address staff comments and city code requirements, prior to final approval of the site plan by staff and issuance of any building permits.
9. That the amendment to the Lincoln Street Park Planned Unit Development regarding setbacks be adopted by the City Council and published, prior to the final approval of the site plan by staff and issuance of any building permits.

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Vote 13-312: Mickelson, Sandager, Trevillyan, Trimble...4 yes
Motion carried.

On Item 8 - Receive, File and/or Refer: no items

On Item 9 - Other Matters: none

The meeting was adjourned at 6:55 p.m.

Respectfully submitted,

Ryan T. Jacobson
Deputy City Clerk

ATTEST:

Steven K. Gaer, Mayor